



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 10, 2022

OFFICIAL NOTIFICATION OF DECISION

Project # PR-2022-007326
SI-2022-01337
Application for Certificate of
Appropriateness

Michelle Negrette/Strata Design, agent for Majdah alQuhtani-Ddphrepaulezz, requests approval of a Certificate of Appropriateness for Alteration at 920 Lomas Blvd. NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition in the Fourth Ward Historic Protection Overlay Zone (HPO-3) - (MX-L).

On August 10, 2022 the Landmarks Commission voted to **Approve Project # PR-2022-007326, SI-2022-01337**, based on the following findings and conditions.

Findings for Approval:

1. The request is for a Certificate of Appropriateness for alteration for an approximately 0.13-acre site legally described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition, located at 920 Lomas Boulevard NW ("the subject site).
2. The subject site is zoned MX-L (Mixed-Use – Low Intensity Zone District).
3. The subject site is within the boundaries of the Fourth Ward Historic Protection Overlay Zone, HPO-3.
4. The application for a Certificate of Appropriateness is for alteration to a contributing building in the Fourth Ward Historic District. The proposal is comprehensive renovation of the building that will improve the work-flow for a new tenant. The applicant proposes several alterations that will affect the exterior appearance that will be performed over three phases.
5. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a landmark site first receive a Certificate of Appropriateness.

6. The IDO Section 14-16-6-6(D)(3) states that a Certificate of Appropriateness shall be approved if it complies with all of the following criteria:

- a. 14-16-6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located”.

With the conditions of approval, the windows and fence will be of a complementary design and materials, and will effectively preserve the distinctive character of this bungalow.

The new addition/rebuilt is discretely located to the rear, where it is barely visible from the street. It is clad with complementary, matching materials and it will cause no harm to the significance of the contributing building.

- b. 14-16-6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The proposal will only change the existing footprint by a small amount (126 SF). The proposal will cause no harm to the significance of the contributing building and the distinctive qualities of the Historic District will be undiminished.

- c. 14-16-6-6(D)(3)(c) The change qualifies as “certified rehabilitation” pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable.

- d. 6-6(D)(3)(d) The structure or site’s distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), “original” shall mean s it was at the time of initial construction or as it has developed over the course of the history of the structure.

Subject to conditions of approval, the proposal will cause no harm to the original, distinguishing qualities of the contributing building and its site.

- e. 6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

The existing architectural features which are deteriorated include the roof, doors, some windows, eave and porch details. These elements will be repaired if possible and if necessary, replaced to match the original as closely as possible.

- f. 6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

The new addition/rebuilt is discretely located to the rear, where it is barely visible from the street. It is clad with complementary, matching materials and it will cause no harm to the significance of the contributing building.

- g. 6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

Not applicable.

7. Subject to the Conditions of Approval, the proposed work is consistent with designation ordinance R-046-1991. Subject to Condition of Approval, the proposed work complies with the relevant development guidelines for the historic zone as described in the staff report.

8. The proposal is consistent with the Guidelines for the Fourth Ward Historic Protection Overlay Zone.

- a. Policy – Exterior Walls - Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary historic building materials should never be covered or subject to harsh cleaning requirements.

The building will be re-stuccoed with a texture to match the original as closely as possible. The applicant has chosen a color palette that includes:

Body (stucco)	Benjamin Moore, OC-39 “Timid White”
Trim	Benjamin Moore, 2126-20 “Raccoon Fur”
Doors	Benjamin Moore, HC-131 “Lehigh Green”.

A rendering is attached as part of the application packet.

- b. Policy – Foundations - When the foundation is a character defining feature of a building, this should continue. Exposed materials should remain exposed.

The project intends to repair foundation issues. As part of the home inspection process, an inspection was made and it was determined that there were structural issues and short-term and long-term recommendations were made. “In the short term, the loose concrete from foundations walls should be removed and covered with cementitious plaster or shot-crete”.

The repair of the foundation will match the original in scale, configuration, detail and material. No other information has been provided by the applicant.

- c. Policy – Additions - Additions to contributing historic buildings have a responsibility to complement the original structure, ensuring that the original character is maintained. They should reflect the design, scale and architectural type of the original building. Older additions that have significance in their own right should be considered for preservation.

The subject site has an unapproved addition located towards the rear of the property that consists of an enclosed porch built upon a deck. The enclosure needs to be rebuilt due to structural issues and will be expanded by approximately 126 SF (14’-0” x 9’-0”) to meet the south wall of the existing kitchen that will simplify the roof structure. The new roof structure will be gabled.

The addition’s height, mass and scale maintains the overall relationship to other contributing buildings on the block and does not visually overpower the original building. The addition is 126 SF and does not exceed 50% of the original building’s square footage. Furthermore, the new addition/rebuild is discretely located to the rear, where it is barely visible from the street. The addition will use complementary, matching materials and will cause no harm to the significance of the contributing building.

New windows for this addition will include a new east window on the existing addition, a new west window on the rebuilt portion of the addition and two new clerestory windows on the south façade of the existing addition. The new east and west windows will be similar in proportion and scale as the existing window in the original kitchen. All three new windows are to be sash windows similar to the rest of the house.

- d. Policy – Roofs and Roof Features - The character of a historical roof should be preserved, including its form. Materials should be preserved whenever feasible.

The roof towards the rear of the property will be extended to match the south wall. A new gabled roof will replace the low slope roof over the existing addition in order to be more in keeping with the Bungalow style. The character defining features will not be altered as the historic depth of the overhang of the eaves will be

preserved and will continue to be exposed. The new, gabled roof will cause no harm to the significance of the contributing building and will not create a false sense of history while matching as closely as possible the existing grey asphalt shingles.

- e. Policy – Porches and Entrances - Where a porch is a primary character-defining feature of a front façade, it should be retained in its original form. If a new (replacement) porch is proposed, it should be in character with the historic building in terms of scale, materials and detailing.

The applicant has submitted as part of the application, precedent study images of porch glazing near the subject site. However, none of the examples provided have sliding windows.

The alterations made to the front porch prior to the adoption of the IDO were inappropriate and damaged to some extent the integrity of the property. While replacing would be inappropriate under Guideline #1, in this case, the existing window screens, painted plywood, and door are not original to the house. The location, configuration, and dimension of the porch are not being altered and the request is aimed at improving the use of the building while providing increased security.

The proposal calls for the porch to be enclosed with sliding aluminum windows (W1 & W2) that are to be painted “Timid White” but sliding windows for porches are not a design option in the Fourth Ward HPO.

The applicant is also proposing for the front steps to be extended towards the south to create a stoop to improve safety when entering the building. The front door will be replaced with a three-panel wood door.

For guideline #6 please refer to On Site Features Policies in this report.

- f. Policy – Windows and Doors - The character-defining features of historic windows & doors and their distinct arrangement shall be preserved. In addition, new windows & doors should be in character with the historic building. This is especially important on primary facades.

For the porch enclosure, the applicant is proposing 6’-0” x 5’-6” sliding windows (W1 & W2) but sliding windows are not in keeping with the guidelines for the Fourth Ward. The subject site has a strong presence in the streetscape and makes an important contribution to the special qualities of the Fourth Ward. Aluminum sliding windows would diminish the character of the subject site.

Other windows include a new east window on the existing addition, a new west window on the rebuilt portion of the addition and two new clerestory windows on the south façade of the existing addition. The new east and west windows will be similar in proportion and scale as the existing window in the original kitchen. All three new windows are to be sash windows similar to the rest of the house.

For the entrance the applicant is proposing a three-panel wood door that will be painted. For the rear of the property, not visible from the street, the applicant is proposing a three-panel wood door with a custom storm, metal clad door.

- g. Policy – Details and Ornamentation - Details are important because they contribute to a historic building's distinct visual character and should be preserved whenever feasible. If ornamental or architectural details are damaged beyond repair, replacement matching the original detailing is recommended

Stylistic elements include the wide eaves, exposed rafter tails, project roof beams and knee braces that will be repaired and painted.

- h. Policy – Site Features and Streetscapes - Historic site features should be retained. New site features should be retained. New site features should be compatible with the architectural character of the historic district.

Fences and Freestanding Walls

Currently there is a wood-panel fence surrounding the property that is in disrepair and the applicant is proposing a 6' high vinyl gate and fence in "Adobe". Documentation of the area reveals only wood privacy fences and panels therefore the proposed fencing must be wood, not vinyl.

Accessibility

The design of the new ADA ramp is a simple, concrete ramp with a cable handrail system.

- 9. The affected neighborhood organization is the Downtown Neighborhood Association. Property owners within 100 feet of the subject site were notified as required. The requisite sign was posted at the property giving notification of this application.
- 10. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION

Case SI-2022-01337/Project #PR-2022-07326 (August 10, 2022)

APPROVAL of ***Case SI-2022-01337/Project #PR-2022-07326***, an application for a Certificate of Appropriateness for Alteration, located at 920 Lomas Boulevard NW, described as N 110 ft. of Lot 6 & 7, Block 8, Luna Place Addition, a property in the Fourth Ward Historic Protection Overlay Zone (HPO-3), based on the above ten (10) Findings and subject to the following Conditions of Approval.

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Approval is contingent upon the following design amendments:
Porch enclosure: Approval of sliding windows. The aluminum frames shall be painted so as not to be visible from the street and shall match the color scheme of the building.
Fencing: The new fence shall be made of wood and shall be similar in scale to those seen historically in the neighborhood.
3. The applicant shall provide LC staff with a drawing detailing the required design amendments.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **August 10, 2022** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **August 25, 2022**.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission